DOCUMENT NO. 5112

ADOPTED

MEMORANDUM OCTOBER 26, 1988

TO: BOSTON REDEVELOPMENT AUTHORITY AND
STEPHEN COYLE, DIRECTOR

FROM: LINDA BOURQUE, ASSISTANT DIRECTOR FOR
NEIGHBORHOOD PLANNING AND ZONING
GAY FORBES, DEPUTY DIRECTOR FOR
NEIGHBORHOOD PLANNING AND ZONING
JOSEPH WALLING, ZONING OFFICER

SUBJECT: BOARD OF APPEAL REFERRALS

Recommendations on 34 zoning petitions have been prepared by Authority staff for transmittal to the Board of Appeal.

	Recommendations			
Neighborhoods	Approval	Denial	Denial w/o Prejudice	Deferral
Allston-Brighton	3			
Back Bay	1	1		
Beacon Hill				
Charlestown	1	1		
Chinatown				
City Proper			1	
Dorchester	3			
East Boston	2	1		1
Fenway	1			
Government Center				
Hyde Park	5			
Jamaica Plain	1			
Kenmore				
Mattapan	1			
North End	1			
Roslindale	1	1		
Roxbury			1	
South Boston	3			
South Cove				
South End	2			
West Roxbury	1		1	

NPZ5/04.BM
101388/1

Allston-Brighton

Denial	Z-12008.	7 Upcrest Road, two to three family dwelling.
Approval	Z-11548.	180-190A Brighton Avenue, take-out restaurant.
Approval	Z-12002.	1686 Commonwealth Avenue, eight foot fence.

Back Bay

Denial	Z-12040.	465 Beacon Street, real estate office.
Approval	Z-12069.	409-409A Marlboro Street, existing 39 apartments and laundromat.

Charlestown

Approval	Z-12042.	238-240 Bunker Hill Street, extend roof, window's walk, cupola.
Denial	Z-12043.	8 Salem Street, one to three family dwelling.

City Proper

Denial without Prejudice	Z-12025.	85-91 Essex Street, one apartment.

Dorchester

Approval	Z-12092.	133 Hancock Street, nursing home to group care residence.
Approval	Z-12019.	30 Sawyer Avenue, accessory storage shed.
Approval	Z-12011.	114 Hamilton Street, three family modular dwelling.

East Boston

Deferral	Z-12026-12027.	109-111 Everett Street, storage to eleven apartments.
Approval	Z-12067.	185 Princeton Street, legalize two family dwelling.
Approval	Z-12082.	350 Bennington Street, take-out restaurant.
Denial	Z-12091.	108 Leyden Street, basement apartment.

Fenway

Approval	Z-12203.	69-75 Hemenway Street, commercial and office space and roof deck.

Hyde Park

Approval	Z-12044.	58 Thatcher Street, deck addition.
Approval	Z-12071-12074.	88-92 Bradlee Street and 226 Huntington Avenue, four one family dwellings.
Approval	Z-12076.	1893-1897 River Street, storage addition.
Denial without Prejudice	Z-12077.	39-41 Hale Street, two family dwelling.
Approval	Z-12164.	14 Stanbro Street, addition.

Jamaica Plain

Approval	Z-11815.	16 Bowditch Road, addition.

Mattapan

Approval	Z-11638.	1140-1158 Blue Hill Avenue, take-out restaurant.

North End

Approval	Z-12034.	80-120 Causeway Street, signs.

Roslindale

Denial	Z-12047.	47-49 Pleasantview Street, five apartments.
Approval	Z-12107.	47 Zeller Street, dormer addition.

Roxbury

Denial without Prejudice	Z-12245.	45 Hutchings Street, two family dwelling.

South Boston

Approval	Z-12048.	29 Rawson Street, two car garage.
Approval	Z-12075.	447 West Broadway, take-out restaurant.
Approval	Z-12087.	324 West Third Street, two family dwelling.

South End

Approval	Z-12041.	177 Northampton Street, rear sundeck.
Approval	Z-12086.	34 Rutland Street, four to five apartments.

West Roxbury

Approval	Z-12152.	20 Laurie Avenue, dormer additions.
Approval	Z-12085.	47 Maxfield Street, addition.

BOARD OF APPEAL REFERRALS OCTOBER 26, 1988

		Hearing	
1.	Z-11548	11/10/88	Paul Cuong Lu 180-190A Brighton Avenue, Allston
2.	Z-11638	11/15/88	Harris C. Johnson 1140-1158 Blue Hill Avenue, Mattapan
3.	Z-11815	11/22/88	Charles A. Frates, III & Frank Fornaro 16 Bowdoin Road, Jamaica Plain
4.	Z-12002	11/10/88	1686 Realty Trust Gary B. Simon, Trustee 1686 Commonwealth Avenue, Brighton
5.	Z-12008	11/1/88	Michael G. Flaherty 7 Upcrest Road, Brighton
6.	Z-12011	11/1/88	Paul B. McCarrick 114 Hamilton Street, Dorchester
7.	Z-12019	11/10/88	Robert Harrison 30 Sawyer Avenue, Dorchester
8.	Z-12025	11/10/88	Eileen Lappas 85-91 Essex Street, Boston
9.	Z-12026-12027	11/10/88	Aspire Enterprises, Inc. Michael O'Donnell, President 109-111 Everett Street, East Boston
10.	Z-12034	11/10/88	NBG Corporation (Boston Garden Sports Cafe) 80-120 Causeway Street, Boston
11.	Z-12040	11/15/88	465 Beacon Street Association 465 Beacon Street, Boston
12.	Z-12041	11/15/88	Gerard Maloney 177 Northampton Street, Boston
13.	Z-12042	11/15/88	Richard H. Wright-Martin 238-240 Bunker Hill Street, Charlestown
14.	Z-12043	11/15/88	Kathleen Reynolds 8 Salem Street, Charlestown
15.	Z-12044	11/15/88	David R. Bishop 58 Thatcher Street, Hyde Park
16.	Z-12047	11/15/88	Thomas Gannon 47-49 Pleasantview Street, Roslindale

BOARD OF APPEAL REFERRALS OCTOBER 26, 1988

		Hearing	
17.	Z-12048	11/15/88	Ernest M. Laslie 29 Rawson Street, South Boston
18.	Z-12067	11/22/88	Leane M. Maio 185 Princeton Street, East Boston
19.	Z-12069	11/22/88	The Marlborough Group 409-409A Marlboro Street, Boston
20.	Z-12071-12074	11/22/88	222 Huntington Realty Trust Peter J. Garrity 88-92 Bradlee Street & 226 Huntington Avenue, Hyde Park
21.	Z-12075	11/22/88	Vasiliki Bartzokis 447 West Broadway, South Boston
22.	Z-12076	11/22/88	Mino & Bruno Schiavo 1893-1897 River Street, Hyde Park
23.	Z-12077	11/22/88	William A. Bisceglia, Jr. 39-41 Hale Street, Hyde Park
24.	Z-12082	11/22/88	Joseph & Annmarie Young 350 Bennington Street, East Boston
25.	Z-12085	11/1/88	Edward T. Gregory 47 Maxfield Street, West Roxbury
26.	Z-12086	11/22/88	Alexandra Maalouf 34 Rutland Square, Boston
27.	Z-12087	11/22/88	South Boston Savings Bank 324 West Third Street, South Boston
28.	Z-12091	11/15/88	Armand Saggesse, Jr. 108 Leyden Street, East Boston
29.	Z-12092	11/15/88	Massachusetts Half Way Houses 133 Hancock Street, Dorchester
30.	Z-12107	11/22/88	Raymond & Barbara Buczynski 47 Zeller Street, Roslindale
31.	Z-12152	11/15/88	James M. McDonnell 20 Laurie Avenue, West Roxbury
32.	Z-12164	11/22/88	Frank Serra 14 Stanbro Street, Hyde Park

BOARD OF APPEAL REFERRALS OCTOBER 26, 1988

		Hearing	
33.	Z-12203	11/22/88	Fensgate Associates Limited Partnership Stephen J. Denton, President 69-75 Hemenway Street, Boston
34.	Z-12245	11/10/88	Scott A. Webster 45 Hutchings Street, Roxbury

Board of Appeal Referrals 10/13/88

Hearing: 11/10/88

Z-11548
Paul Cuong Lu
180-190A Brighton Avenue
Allston

Site: One-story structure

District(s): Local business (L-1)

Purpose: Change occupancy from seven stores to Vietnamese bakery, restaurant, take-out restaurant, automatic bank teller machine, and store.

Violation(s): Take-out restaurant is conditional use.

Interim Planning Overlay District.

VOTED: In reference to petition Z-11548, Paul Cuong Lu, 180-190A Brighton Avenue, Allston, for conditional use for change of occupancy from seven stores to bakery, restaurant, take-out restaurant, store, and automatic bank teller machine in a local business (L-1) Interim Planning Overlay District, the Boston Redevelopment Authority recommends approval with the following provisos: that plans with particular respect to restaurant seating capacity and rubbish removal be submitted to the Authority for design review approval; that restaurant use extend to appellant only and expire upon sale, lease, rental, or other disposition of property. Restaurants, bakery, and grocery to serve Vietnamese community. Appellant has reviewed proposal with community. PZAC voted approval.

Z-11548 180-190A BRIGHTON AVE., ALLSTON

Board of Appeal Referrals 10/26/88

Hearing: 11/15/88

Z-11638
Harris C. Johnson
1140-1158 Blue Hill Avenue
Mattapan

Site: One-story structure

District(s): Local business (L-1)

Purpose: Change occupancy from stores, dry cleaners, shoe repair, recreation center, and offices to dry cleaners, stores, real estate office, restaurant, and take-out restaurant.

Violation(s): Take-out restaurant is forbidden use.

Insufficient off-street parking.

VOTED: In reference to petition Z-11638, Harris C. Johnson, 1140-1158 Blue Hill Avenue, Mattapan, for conditional use and variance for change of occupancy from stores, dry cleaners, shoe repair, recreation center, and offices to dry cleaners, stores, real estate office, restaurant, and take-out restaurant in a local business (L-1) district, the Boston Redevelopment Authority recommends approval. Existing condition. Consistent with local business uses along this section of Blue Hill Avenue.

Z-11638 1140-1158 BLUE HILL AVE,, MATTAPAN

Board of Appeal Referrals 10/26/88

Hearing: 11/22/88

Z-11815
Charles A. Frates, III & Frank Fornaro
16 Bowditch Road
Jamaica Plain

Site: 2½-Story structure

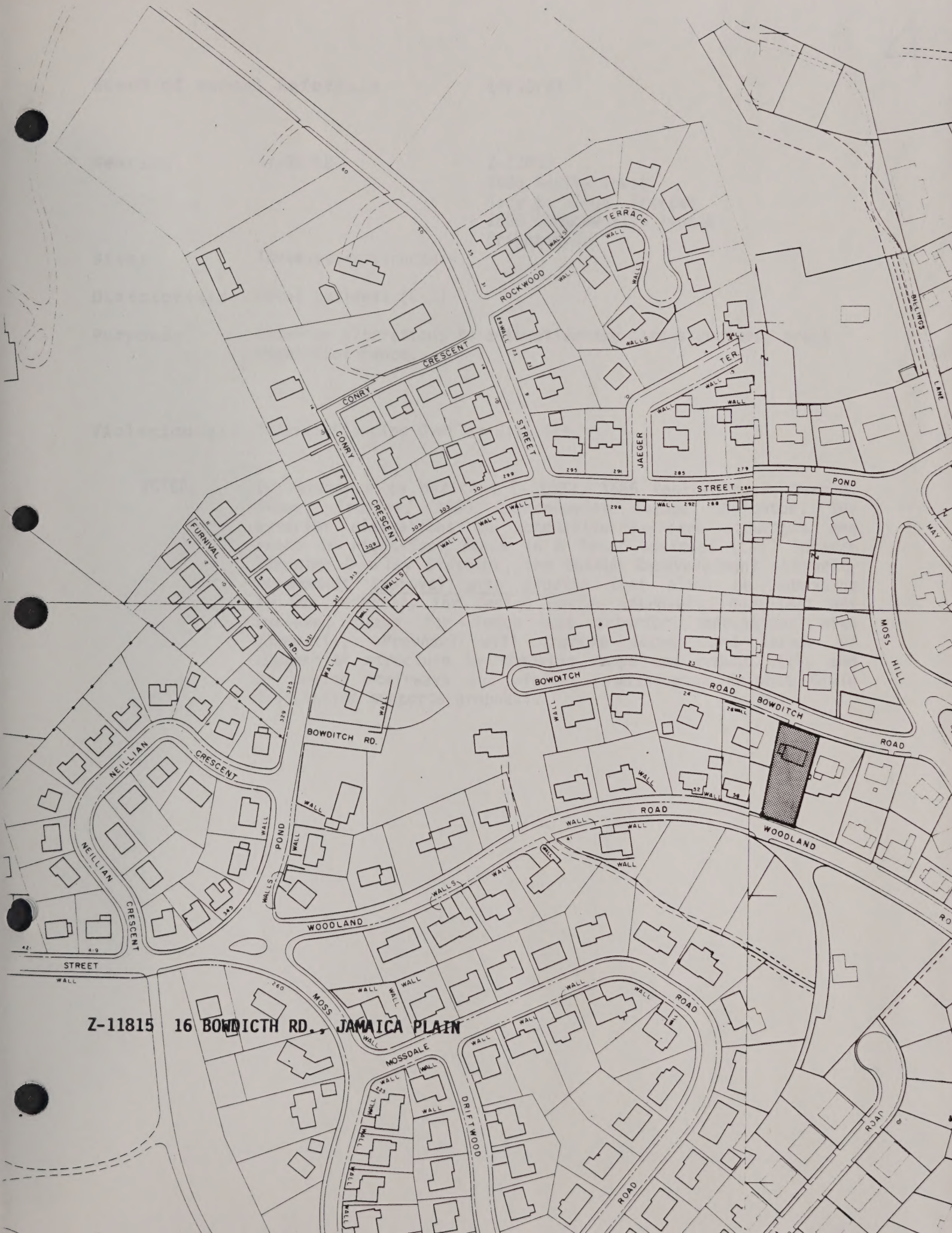
District(s): Single-family (S-.3)

Purpose: Erect one-story rear addition to one-family dwelling.

Violation(s): Excessive floor area ratio.

Insufficient side and rear yards.

VOTED: In reference to petition Z-11815, Charles A. Frates, III & Frank Fornaro, 16 Bowditch Road, Jamaica Plain, for three variances to erect one-story rear addition to one-family dwelling in a single-family (S-.3) district, the Boston Redevelopment Authority recommends approval. Addition constructed approximately eight years ago conforms to the architectural style of the structure and provides useful living space.



Z-11815 16 BOWDICTH RD., JAMAICA PLAIN

4

Board of Appeal Referrals 10/13/88

Hearing: 11/10/88

Z-12002
1686 Realty Trust
Gary B. Simon, Trustee
1686 Commonwealth Avenue
Brighton

Site: Three-story structure

District(s): Local business (L-1)

Purpose: Exterior alterations to automotive-day care structure; erect eight-foot fence.

Violation(s): Interim Planning Overlay District.

VOTED: In reference to petition Z-12002, 1686 Realty Trust, Gary B. Simon, Trustee, 1686 Commonwealth Avenue, Brighton, for exterior alterations to automotive-day care structure and erect an eight-foot fence in a local business (L-1) Interim Planning Overlay District, the Boston Redevelopment Authority recommends approval with proviso that plans be submitted to the Authority for design review approval. Appellant has reviewed plans for fence and exterior renovations with community. Proposal will improve access and facade of commercial structure by removing ramps and cement walls and by adding stairways and windows. Washington Heights Civic Association supports proposal.

Z-12002 1686 COMMONWEALTH AVE., BRIGHTON

Board of Appeal Referrals 10/26/88

Hearing: 11/1/88

Z-12008
Michael G. Flaherty
7 Upcrest Road
Brighton

Site: 2½-Story structure

District(s): Single-family (S-.5)

Purpose: Change occupancy from two- to three-family dwelling.

Violation(s): Dwelling converted for more families is forbidden use.

Insufficient lot area.

Interim Planning Overlay District.

VOTED: In reference to petition Z-12008, Michael G. Flaherty, 7 Upcrest Road, Brighton, for forbidden use and variance for change of occupancy from two- to three-family dwelling in a single-family (S-.5) Interim Planning Overlay District, the Boston Redevelopment Authority recommends denial. Three-family dwelling is incompatible with neighborhood. Existing one- and two-family residential structures are located on similar size lots with similar period architectural features. Proposal would create an unwanted precedent and is contrary to the objectives of the Brighton Interim Planning Overlay District.

Z-12008 7 UPCREST RD., BRIGHTON

6

Board of Appeal Referrals 10/26/88

Hearing: 11/1/88

Z-12011
Paul B. McCarrick
114 Hamilton Street
Dorchester

Site: 5,500 Square feet of land

District(s): Residential, three-family (R-.8)

Purpose: Erect three-family modular dwelling.

Violation(s): Insufficient lot area, rear yard, and off-street parking.

VOTED: In reference to petition Z-12011, Paul B. McCarrick, 114 Hamilton Street, Dorchester, for four variances to erect three-family modular dwelling in a residential (R-.8) district, the Boston Redevelopment Authority recommends approval with proviso that plans with particular respect to siting, landscaping, and location of off-street parking be submitted to the Authority for design review approval. New residential structure will enhance neighborhood.

Z-12011 114 HAMILTON ST., DORCHESTER
WESTWOOD
HILROSE
NEW HAVEN
AND
CEYLON
STREET
BEECHWOOD ST
ESTES AVENUE
LANGDON PARK
PURITAN
STREET
ROCK
TERRACE
ROCKMONT ST
AVENUE
RICHFIELD
COLUMBIA TERRACE
HAMILTON
PILGRIM PLACE
MT EVERETT
NW RICHFIELD PARK
DAVISON AVE
BELLEVUE
BARRY
CLARKSON
STREET
INWOOD
STREET
NORTON
STREET
STANLEY
LANE
STREET
STREET
CLARKSON
STREET
BOWDOIN
PARK
COLEMAN
HALL
RONAN MEMORIAL BLDG
BARRY
PARK
BOWDOIN

Board of Appeal Referrals 10/13/88

Hearing: 11/10/88

Z-12019
Robert Harrison
30 Sawyer Avenue
Dorchester

Site: 2½-Story three-family dwelling

District(s): Residential, three-family (R-.8)

Purpose: Erect accessory storage shed.

Violation(s): Insufficient front and side yards.

VOTED: In reference to petition Z-12019, Robert Harrison, 30 Sawyer Avenue, Dorchester, for two variances to erect accessory storage shed in a residential (R-.8) district, the Boston Redevelopment Authority recommends approval with proviso that plans with particular respect to exterior treatment and landscaping be submitted to the Authority for design review approval. Neighbors have expressed no opposition.

Z-12019 30 SAWYER AVE., DORCHESTER
SAWYER AVENUE
SAWYER STREET
PEVERELL
SALCOMBE
DOWNER AVENUE
DEPT OF PUBLIC WORKS
HARLEY HOSPITAL
THATCHER TER
ROAD
WINDERMERE
EVERETT
ST MARGARET'S HOSPITAL
CUSHING AVENUE
CUSHING
ROWELL
STREET
JEROME
UPHAM
HANCOCK
WHITEMORE TER
WHITEMORE AVENUE
ROSTON
WHITBY
HESSTON
TERRACE
PLEASANT
THORNLEY ST
PEARL ST
WARE
GLENDALE
GLEN
TRULL
RONAN
ST KEVIN R.C. CHURCH

Board of Appeal Referrals 10/26/88

Hearing: 11/10/88

Z-12025
Eileen Lappas
85-91 Essex Street
Boston

Site: Six-story structure

District(s): Manufacturing (M-8)

Purpose: Change occupancy from stores, storage, and meeting halls to same and one apartment.

Violation(s): One-family dwelling is forbidden use.

VOTED: In reference to petition Z-12-25, Eileen Lappas, 85-91 Essex Street, Boston, for forbidden use for change of occupancyfrom stores, storage, and meeting halls to same and one apartment in a manufacturing (M-8) district, the Boston Redevelopment Authority recommends denial without prejudice. Letter of refusal inconsistent with the proposal. Petition will be withdrawn and resubmitted at a later date.

Z-12025 85-91 ESSEX ST., BOSTON
ETTS PARKING AUTHORITY
BOSTON COMMON
PARKMAN
BAND-STAND
CENTRAL BURIAL GROUND
MASON ST
MASON
STREET
HARLEM PLACE
PARKING AREA
MASON ST PL
AVERY PL
AVERY
STREET
BEDFORD
AVON
STREET
AVENUE EXT
STREET
CHICKERING PL
PARKING AREA
HAYWARD PL.
EXETER PL.
ROWE PL.
CHAUNCY
KINGSTON
STREET
HARRISON
ESSEX
STREET
PHILLIPS SQ
OXFORD
EDINBORO
STREET
STREET
EXP EXIT
TOWNSEND
PLACE
BOYLSTON PL
VAN RENSSELAER PL
CARVER
TAMWORTH
STREET
LOWELL CT
BOYLSTON SQ
PARKING AREA
LA GRANGE
STREET
BEACH
AVENUE
KNAPP
ST
KNEELAND
STREET
PARKING AREA
WARRENTON
SEAVER PL
TREMONT
DORE
STREET
STREET
WASHINGTON
STREET
STREET

Board of Appeal Referrals 10/26/88

Hearing: 11/10/88

Z-12026-12027
Aspire Enterprises, Inc.
Michael O'Donnell, President
109-111 Everett Street
East Boston

Site: Two- and three-story structures

District(s): Apartment (H-1-40)

Purpose: Subdivide; combine lots; change occupancy from accessory storage to eleven apartments; change occupancy from two apartments and beauty shop to three apartments.

Violation(s): Insufficient lot area, frontage, open space, and rear yard.

Excessive floor area ratio.

Parking design.

Interim Planning Overlay District.

VOTED: In reference to petitions Z-12026-12027, Aspire Enterprises, Inc., Michael O'Donnell, President, 109-111 Everett Street, East Boston, for ten variances to subdivide, combine lots, change occupancy from accessory storage to eleven apartments and change occupancy from two apartments and beauty shop to three apartments in an apartment (H-1-40) Interim Planning Overlay District, the Boston Redevelopment Authority recommends deferral. Serious questions regarding density, parking, siting, and legal use of the Ritchie Court right of way are still unanswered. Developer has agreed to seek further abutter input to resolve these issues. The East Boston PZAC voted to defer this project until such time that the developer meets with the abutters to resolve the aforementioned issues.

Z-12026-27 109-111
EVERETT ST., EAST BOSTON
DONALD McKAY SCHOOL
McKAY PL.
FRANKFORT
GENEVA
VENICE STREET
WELLINGTON STREET
BELMONT PL.
SUMNER PL.
OUR LADY OF THE ASSUMPTION CHURCH
LAMSON COURT
CASTLE CT.
HOOTEN COURT
ARAMOSA STREET
PLAYGROUND
SAMUEL ADAMS SCHOOL
BROPHY MEMORIAL PARK
LAMSON STREET
SERVICE ROAD
LOGAN
TAXI STRIP
HANGER
AIRPORT ROAD

Board of Appeal Referrals 10/26/88

Hearing: 11/10/88

Z-12034
NBG Corporation
(Boston Garden Sports Cafe)
80-120 Causeway Street
Boston

Site: North Station - Boston Garden

District(s): General business (B-4)

Purpose: Install two neon signs.

Violation(s): Illuminated window sign is conditional use.

VOTED: In reference to petition Z-12034, NBG Corporation, (Boston Garden Sports Cafe), 80-120 Causeway Street, Boston, for conditional use to install two neon signs for restaurant in a general business (B-4) district, the Boston Redevelopment Authority recommends approval. Signs will indentify restaurant in a commercial area partially obscured by MBTA Green Line track overhang.

Z-12034 80-120 CAUSEWAY ST., BOSTON
GOVERNMENT CENTER
REDEVELOPMENT
WEST END
CAUSEWAY STREET
CHAMBERS ST.
MERRIMAC
LANCASTER
FRIEND
PORTLAND
CANAL
BOWKER
CHARDON
NEW
STANIFORD
BLOSSOM
MCLEAN
LYNDE ST
BILLERICA
HAVERHILL
NORTH STATION
TRAVELFSE
LOWELL SQUARE
U/C

Board of Appeal Referrals 10/26/88

Hearing: 11/15/88

Z-12040
465 Beacon Street Association
465 Beacon Street
Boston

Site: Four-story structure

District(s): Apartment (H-3-65)

Purpose: Change occupancy from four apartments to three apartments and real estate office.

Violation(s): Real estate office is forbidden use.

VOTED: In reference to petition Z-12040, 465 Beacon Street Association, 465 Beacon Street, Boston, for forbidden use for change of occupancy from four apartments to three apartments and real estate office in an apartment (H-3-65) district, the Boston Redevelopment Authority recommends denial. Proposed real estate office is inappropriate and incompatible with immediate residential neighborhood. Neighborhood Association of Back Bay is opposed.

Z-12040 465 BEACON ST., BOSTON

Board of Appeal Referrals 10/26/88

Hearing: 11/15/88

Z-12041
Gerard Maloney
177 Northampton Street
Boston

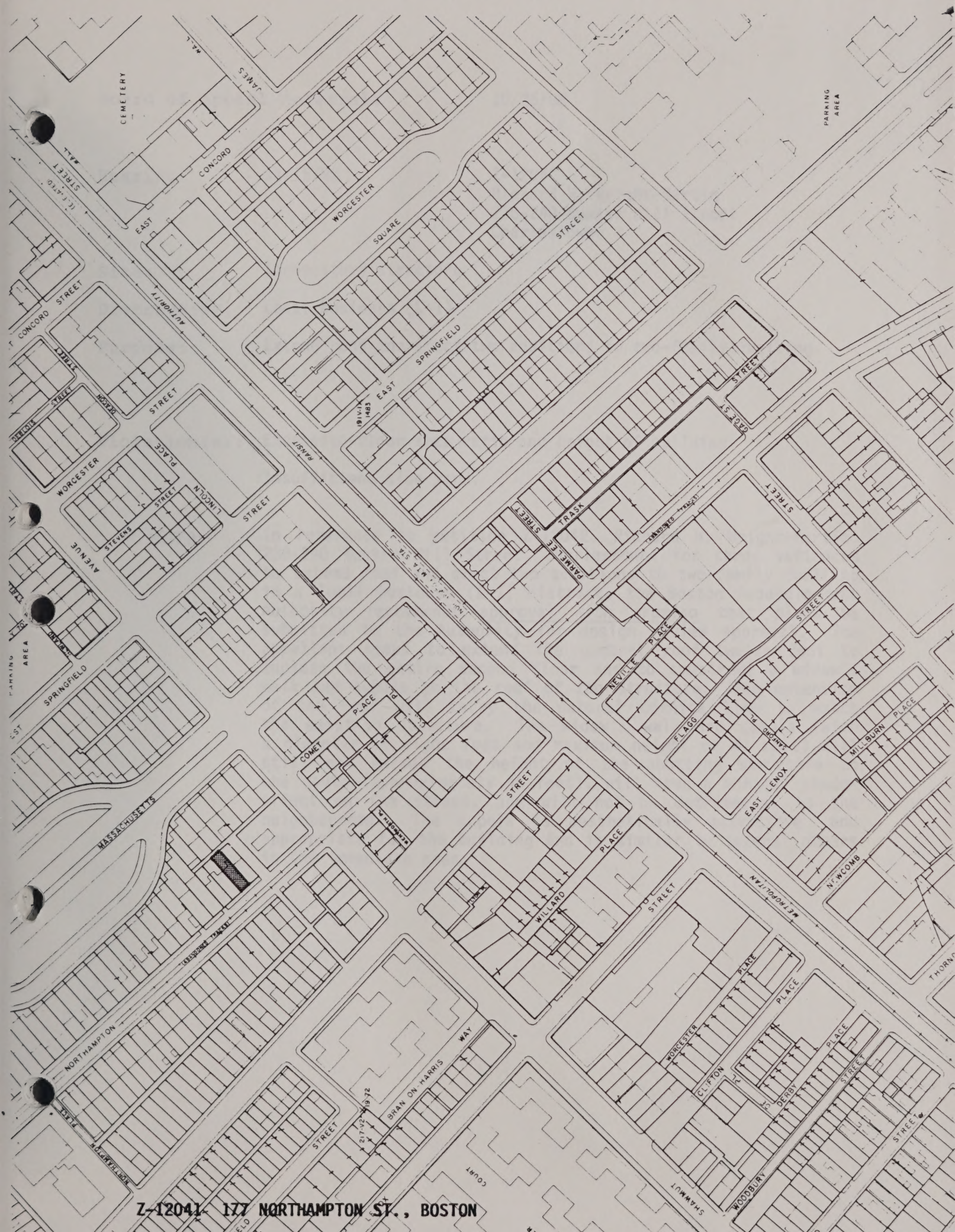
Site: Four-story structure

District(s): Apartment (H-2)

Purpose: Erect rear sundeck addition to four-unit apartment structure.

Violation(s): Interim Planning Overlay District.

VOTED: In reference to petition Z-12041, Gerard Maloney, 177 Northampton Street, Boston, to erect rear sundeck addition to four-unit aprtment structure in an apartment (H-2) Interim Planning Overlay District, the Boston Redevelopment Authority recommends approval. Second-floor rear deck will not have a visibility impact.



Z-12041- 177 NORTHAMPTON ST., BOSTON

Board of Appeal Referrals 10/26/88

13

Hearing: 11/15/88

Z-12042
Richard H. Wright-Martin
238-240 Bunker Hill Street
Charlestown

Site: Three-story structure

District(s): Local business (L-1)

Purpose: Extend roof and erect two additions to two-family dwelling.

Violation(s): Excessive floor area ratio and height of building.

Insufficient side yard.

VOTED: In reference to petition Z-12042, Richard H. Wright-Martin, 238-240 Bunker Hill Street, Charlestown, for three variances to extend roof and erect two additions to two-family dwelling in a local business (L-1) district, the Boston Redevelopment Authority recommends approval with proviso that plans be submitted to the Authority for design review approval. The appellant seeks to extend the gambrel roof twelve feet to enclose the entire second floor and to construct a widow's walk and cupola on the roof of the structure. The extension of the roof will carry the natural cornice line to match the existing structure. The widow's walk and cupola (with a diameter of eight feet and maximum height of 41 feet) will still not exceed the height of the abutting structure to the south (approximately 45 feet), will have a minimal shadow affect on the street, and will not be detrimental to the neighborhood. The cupola is aesthetically attractive and appropriate for the building and is similar to several others in the immediate area.

BUNKER HILL CEMETERY
BUNKER HILL ST., CHARLESTOWN
Z-12042
BELMONT
SACKVILLE
COOK
ALLSTON
PEARL
MYSTIC
ELM
POLK
CONCORD
TRENTON
SULLIVAN
SALEM
SALEM ST AVE
FRANKLIN
WALKER
HIGH
BISCOE PL
BARTLETT
SUMNER
MONUMENT
O'REILLY
MALLFORD
BOSTON CHARLESTOWN HOUSING DEVELOPMENT AUTHORITY MASS 2-1
MEAD ST
SHEAFE ST
LAWNWOOD PLACE
TELEGRAPH
AUTHORITY
STREET
WAY
PLACE
COURT
HILL

Board of Appeal Referrals 10/26/88

Hearing: 11/15/88

Z-12043
Kathleen Reynolds
8 Salem Street
Charlestown

Site: Three-story structure

District(s): Local business (L-1)

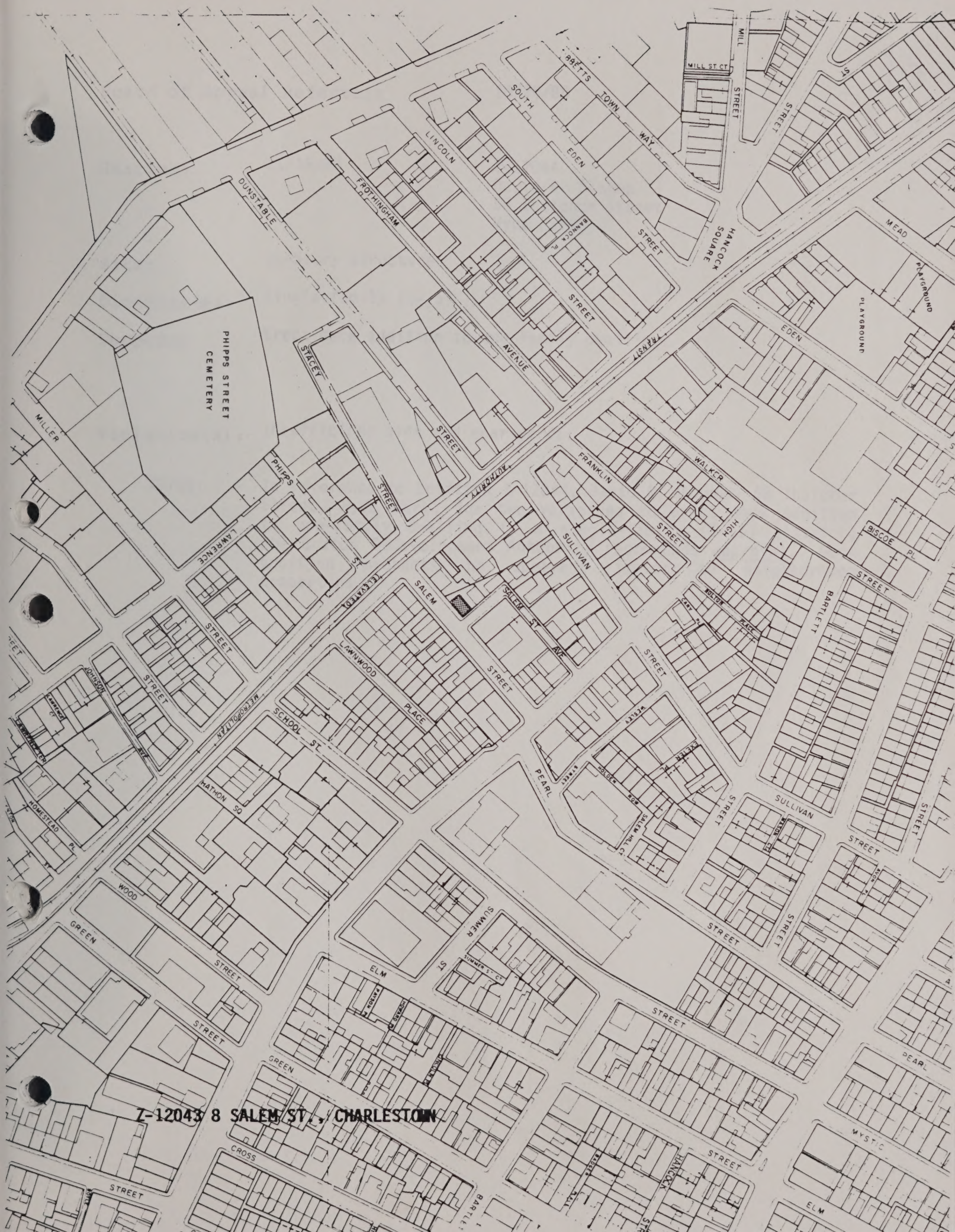
Purpose: Change occupancy from one- to three-family dwelling; erect two-story rear addition.

Violation(s): Dwelling converted for more families is forbidden use.

Insufficient lot area, open space, and rear yard.

Excessive floor area ratio.

VOTED: In reference to petition Z-12043, Kathleen Reynolds, 8 Salem Street, Charlestown, for forbidden use and four variances for change of occupancy one- to three-family dwelling and erect two-story rear addition in a local business (L-1) district, the Boston Redevelopment Authority recommends denial. Proposed conversion will remove existing off-street parking in an area acutely in need of such, excessively increase floor area 39 percent, from .93 to 1.3, affect light and air and could impact traffic circulation in this congested neighborhood.



Z-12043 8 SALEM ST., CHARLESTOWN

15

Board of Appeal Referrals 10/26/88

Hearing: 11/15/88

Z-12044
David R. Bishop
58 Thatcher Street
Hyde Park

Site: 2½-Story structure

District(s): Single-family (S-.5)

Purpose: Erect deck addition to one-family dwelling.

Violation(s): Insufficient side and rear yards.

VOTED: In reference to petition Z-12044, David R. Bishop, 58 Thatcher Street, Hyde Park, for two variances to erect deck addition to one-family dwelling in a single-family (S-.5) district, the Boston Redevelopment Authority recommends approval. Deck addition presents no apparent impact to neighborhood properties.

Z-12044 58 THATCHER ST., HYDE PARK

Board of Appeal Referrals 10/26/88

Hearing: 11/15/88

Z-12047
Thomas Gannon
47-49 Pleasantview Street
Roslindale

Site: 8,942 Square feet of land

District(s): Single-family (S-.5)

Purpose: Combine lots; erect five-unit apartment structure.

Violation(s): Multifamily dwelling is forbidden use.

Off-street parking is not allowed in front yard nor within five feet of side lot line.

Insufficient lot area, front, and rear yards.

Excessive floor area ratio and building height.

VOTED: In reference to petition Z-12047, Thomas Gannon, 47-49 Pleasantview Street, Roslindale, for forbidden use and seven variances to combine lots and erect five-unit apartment structure in a single-family (S-.5) district, the Boston Redevelopment Authority recommends denial. Single-family neighborhood. Proposed multifamily dwelling is totally inappropriate and incompatible and would exacerbate traffic and parking problems.

Z-12047 47-49 PLEASANTVIEW ST,. ROSLINDALE

Board of Appeal Referrals 10/26/88

Hearing: 11/15/88

Z-12048
Ernest M. Laslie
29 Rawson Street
South Boston

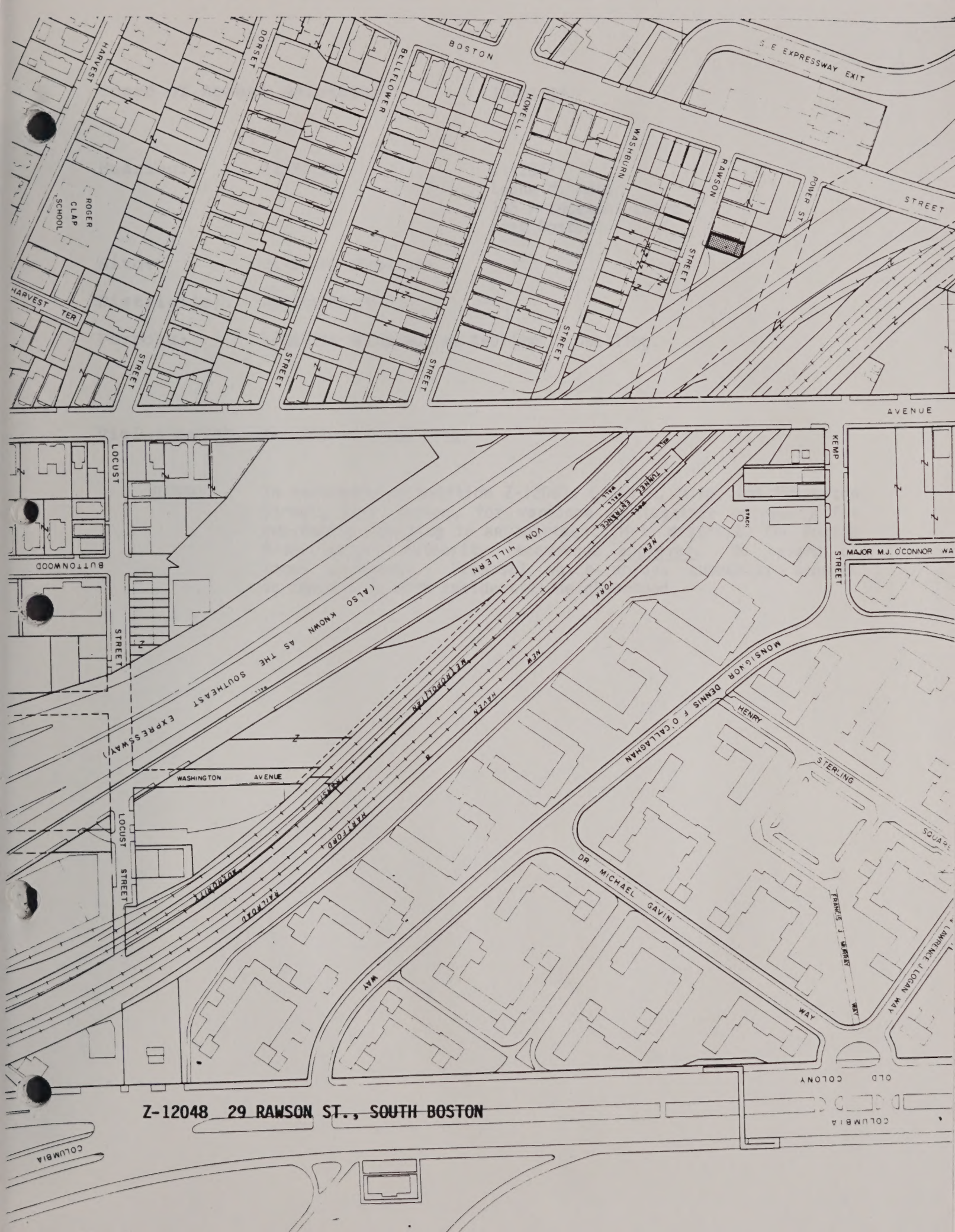
Site: One-story structure

District(s): Manufacturing (M-2)

Purpose: Erect two-car garage addition to one-family dwelling.

Violation(s): Insufficient front yard.

VOTED: In reference to petition Z-12048, Ernest M. Laslie, 29 Rawson Street, South Boston, for variance to erect two-car garage addition to one-family dwelling in a manufacturing (M-2) district, the Boston Redevelopment Authority recommends approval with proviso that plans with particular respect to circulation and elevations be submitted to the Authority for design review approval. Garage would be constructed on a vacant lot adjacent to appellant's single-family dwelling and be last structure on a one-way street. No negative impact on existing traffic.



Z-12048 29 RAWSON ST., SOUTH BOSTON

Board of Appeal Referrals 10/26/88

Hearing: 11/22/88

Z-12067
Leane M. Maio
185 Princeton Street
East Boston

Site: 2½-Story structure

District(s): Apartment (H-1)

Purpose: Legalize occupancy as two-family dwelling.

Violation(s): Insufficient lot area.

VOTED: In reference to petition Z-12067, Leane M. Maio, 185 Princeton Street, East Boston, for variance to legalize occupancy for two-family dwelling in an apartment (H-1) district, the Boston Redevelopment Authority recommends approval. No record of legal occupancy. Proposal which enjoys community support is compatible with residential neighborhood.

Z-12067 185 PRINCETON ST., EAST BOSTON

Board of Appeal Referrals 10/26/88

Hearing: 11/22/88

Z-12069
The Marlborough Group
409-409A Marlboro Street
Boston

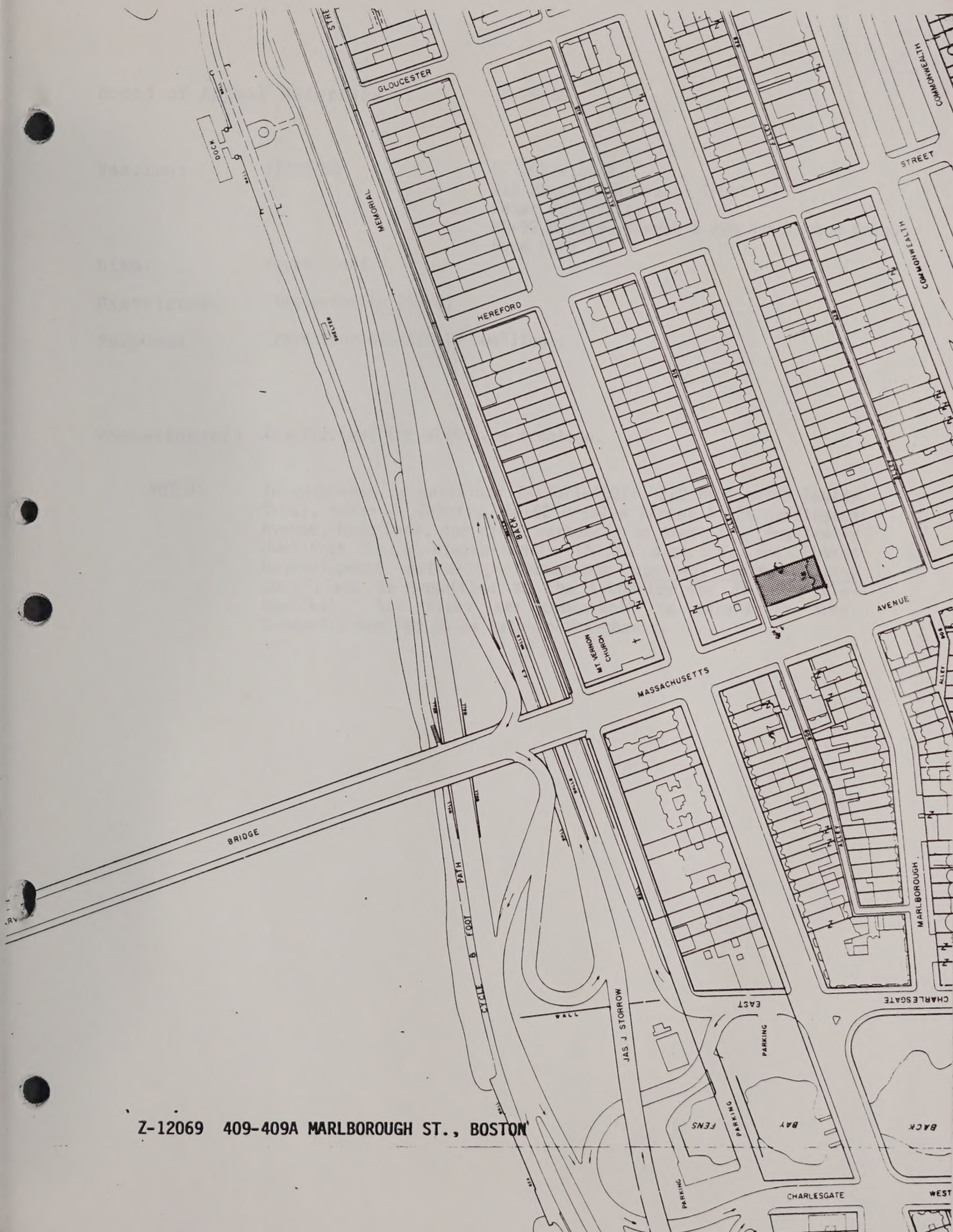
Site: Seven-story structure

District(s): General business (B-8-120)

Purpose: Change occupancy from 36 apartments, store, and office to 39 apartments and laundromat.

Violation(s): Insufficient open space.

VOTED: In reference to petition Z-12069, The Marlborough Group, 409-409A Marlboro Street, Boston, for variance for change of occupancy from 36 apartments, store, and office to 39 apartments and laundromat in a general business (B-8-120) district, the Boston Redevelopment Authority recommends approval. Existing condition at time of purchase. Back Bay Association and Neighborhood Association of Back Bay have no opposition.



Z-12069 409-409A MARLBOROUGH ST., BOSTON

20

Board of Appeal Referrals 10/26/88

Hearing: 11/22/88

Z-12071-12074
222 Huntington Realty Trust
Peter J. Garrity
88-92 Bradlee Street & 226 Huntington Avenue
Hyde Park

Site: Vacant land

District(s): Single-family (S-.5)

Purpose: Erect four one-family dwellings.

Violation(s): Insufficient lot width and frontage.

VOTED: In reference to petitions Z-12071-12074, 222 Huntington Realty Trust, Peter J. Garrity, 88-92 Bradlee Street & 226 Huntington Avenue, Hyde Park, for eight variances to erect four one-family dwellings in a single-family (S-.5) district, the Boston Redevelopment Authority recommends approval with proviso that plans be submitted to the Authority for design review approval. Lot sizes are comparable to others in area. Community meeting to be held on November 2.

Z-12071-74 88-92 BRADLEE ST., HYDE PARK

Board of Appeal Referrals 10/26/88

Hearing: 11/22/88

Z-12075
Vasiliki Bartzokis
447 West Broadway
South Boston

Site: Three-story structure

District(s): General business (B-2)

Purpose: Combine buildings for seven apartments, dry cleaning shop, and take-out restaurant.

Violation(s): Take-out restaurant is conditional use.

VOTED: In reference to petition Z-12075, Vasiliki Bartzokis, 447 West Broadway, South Boston, for conditional use to combine buildings for seven apartments, dry cleaning shop, and take-out restaurant in a general business (B-2) district, the Boston Redevelopment Authority recommends approval with proviso that plans with particular respect to facade be submitted to the Authority for design review approval. Take-out restaurant existing condition for approximately ten years.

Z-12015
447 WEST BROADWAY, SOUTH BOSTON
BROADWAY
THIRD STREET
SECOND STREET
FIRST STREET
WEST FIRST STREET
WEST SECOND STREET
WEST THIRD STREET
EAST
EMERSON
FOURTH
FIFTH
DORCHESTER
SILVER
ALBANIAN ORTHODOX CHURCH
U S P O SO BOSTON STATION
FOURTH PRESBYTERIAN CHURCH
DORCHESTER FIRE STATION
HEALTH UNIT
BOYS' CLUB SOUTH BOSTON
GIRLS' CLUB
ST AUGUSTINE CEMETARY
ST GEORGE ALBANIAN ORTHODOX CATHEDRAL
FOURTH STREET PL
OLD HARBOR
NATIONAL
ATLANTIC
PACIFIC
LINDEN

22

Board of Appeal Referrals 10/26/88

Hearing: 11/22/88

Z-12076
Mino & Bruno Schiavo
1893-1897 River Street
Hyde Park

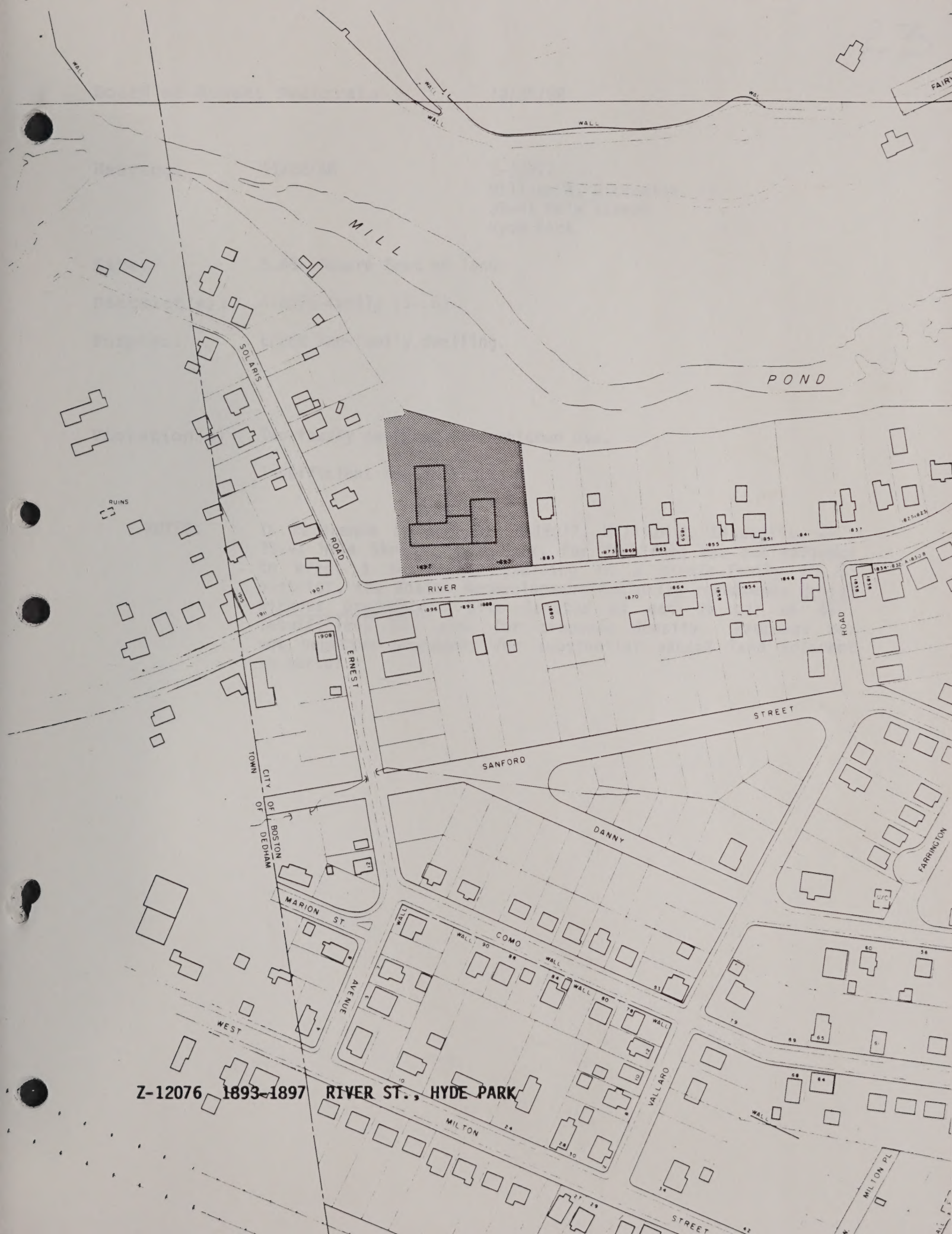
Site: One-story structure

District(s): Residential, two-family (R-.5)

Purpose: Erect one-story rear addition to retail structure.

Violation(s): Extension of nonconforming use.

VOTED: In reference to petition Z-12076, Mino & Bruno Schiavo, 1893-1897 River Street, Hyde Park, for extension of nonconforming use to erect one-story rear addition to retail structure in a residential (R-.5) district, the Boston Redevelopment Authority recommends approval. Storage addition, 25' x 44', to serve River Street Mall's shops and stores will not be visible from street.



Z-12076 1893-1897 RIVER ST., HYDE PARK

Board of Appeal Referrals 10/26/88

Hearing: 11/22/88

Z-12077
William A. Bisceglia, Jr.
39-41 Hale Street
Hyde Park

Site: 5,485 Square feet of land

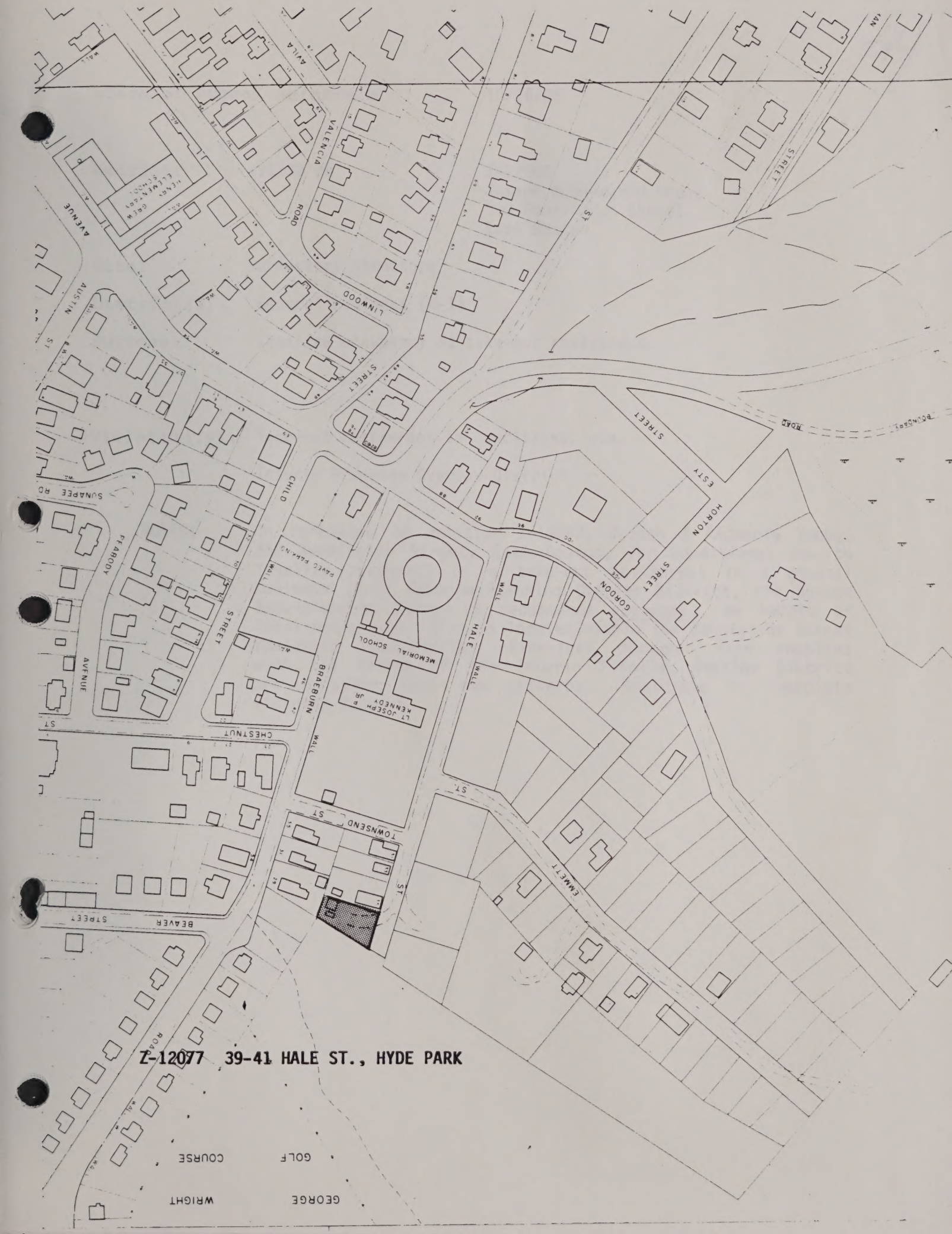
District(s): Single-family (S-.5)

Purpose: Erect two-family dwelling.

Violation(s): Two-family dwelling is forbidden use.

Insufficient lot area.

VOTED: In reference to petition Z-12077, William A. Bisceglia, Jr., 39-41 Hale Street, Hyde Park, for forbidden use and variance to erect a two-family dwelling in a single-family (S-.5) district, the Boston Redevelopment Authority recommends denial without prejudice. Site located at end of cul de sac. Insufficient lot area for proposed density. Proposal may set negative precedent for substantial vacant land adjacent to parcel.



Z-12077 39-41 HALE ST., HYDE PARK

Board of Appeal Referrals 10/26/88

Hearing: 11/22/88

Z-12082
Joseph & Annmarie Young
350 Bennington Street
East Boston

Site: One-story structure

District(s): General business (B-1)

Purpose: Legalize occupancy as take-out restaurant.

Violation(s): Take-out restaurant is conditional use.

Interim Planning Overlay District.

VOTED: In reference to petition Z-12082, Joseph & Annmarie Young, 350 Bennington Street, East Boston, for conditional use to legalize occupancy as a take-out restaurant in a general business (B-1) Interim Planning Overlay District, the Boston Redevelopment Authority recommends approval. No record of legal occupancy. Site is located within the Bennington Street Boulevard Subdistrict. Nine-seat doughnut shop complies with the intent of the Interim Planning Overlay District and existing land use patterns. Residents in immediate vicinity support.

Z-12082 350 BENNINGTON ST., EAST BOSTON
AMERICAN LEGION PLAYGROUND
STANDS
BALL
DAY SQUARE
PRESCOTT
STREET
EAGLE
LEXINGTON SQUARE
SHELBY
CHELSEA
BENNINGTON
BOSTON & ALBANY RAILROAD
EAGLE SQUARE
EAST BOSTON EXPRESSWAY
VIENNA
NEPTUNE
BOSTON AND
WILLIAM F. McCLELLAN HIGHWAY
ALBANY RAILROAD
M T A STATION
SWIFT
WALL
C-1

25

Board of Appeal Referrals 10/26/88

Hearing: 11/1/88

Z-12085
Edward T. Gregory
47 Maxfield Street
West Roxbury

Site: Two-story structure

District(s): Single-family (S-.5)

Purpose: Erect rear addition to one-family dwelling.

Violation(s): Excessive floor area ratio.

Insufficient side and rear yards.

VOTED: In reference to petition Z-12085, Edward T. Gregory, 47 Maxfield Street, West Roxbury, for three variances to erect rear addition to one-family dwelling in a single-family (S-.5) district, the Boston Redevelopment Authority recommends approval with proviso that plans be submitted to the Authority for design review approval. Abutters express no opposition.

Z-12085 47 MAXFIELD ST., WEST ROXBURY

Board of Appeal Referrals 10/26/88

Hearing: 11/22/88

Z-12086
Alexandra Maalouf
34 Rutland Square
Boston

Site: 5½-Story structure

District(s): Apartment (H-2)

Purpose: Change occupancy from four to five apartments.

Violation(s): Dwelling converted for more families is conditional use.

Insufficient open space.

VOTED: In reference to petition Z-12086, Alexandra Maalouf, 34 Rutland Square, Boston, for conditional use and variance for change of occupancy from four to five apartments in an apartment (H-2) district, the Boston Redevelopment Authority recommends approval. Existing condition will be legalized.

Z-12086 34 RUTLAND SQUARE, BOSTON

Board of Appeal Referrals 10/26/88

Hearing: 11/22/88

Z-12087
South Boston Savings Bank
324 West Third Street
South Boston

Site: Vacant land

District(s): Apartment (H-1-50)

Purpose: Erect two-family dwelling.

Violation(s): Insufficient lot area, width, and open space.

Excessive floor area ratio.

VOTED: In reference to petition Z-12087, South Boston Savings Bank, 324 West Third Street, South Boston, for five variances to erect two-family dwelling in an apartment (H-1-50) district, the Boston Redevelopment Authority recommends approval with proviso that plans with particular respect to front entrance and recessed bays be submitted to the Authority for design review approval. Proposal is compatible with existing residential properties in the immediate neighborhood.

Z-12087 324 WEST THIRD ST., SOUTH BOSTON
ST AUGUSTINE CEMETARY
BOYS' CLUB SOUTH BOSTON
GIRLS CLUB
BIGELOW SCHOOL (EL)
ALBANIAN ORTHODOX CHURCH
HEALTH UNIT
DORCHESTER FIRE STATION
FOURTH PRESBYTERIAN CHURCH
USPO BOSTON STATION
OLD HARBOR
DORCHESTER
NATIONAL
ATLANTIC
PACIFIC
LINDEN
SILVER
BROADWAY
THIRD
SECOND
FIRST
FOURTH
FIFTH
DYER
STREET
AVENUE
WEST
EAST
ST. GEORGE ALBANIAN ORTHODOX CATHEDRAL
SOUTH BOSTON MUNICIPAL BUILDING

28

Board of Appeal Referrals 10/26/88

Hearing: 11/15/88 Z-12091
Armand Saggesse, Jr.
108 Leyden Street
East Boston

Site: 1½-Story structure

District(s): Residential, three-family (R-.8)

Purpose: Change occupancy from one- to two-family dwelling.

Violation(s): Insufficient lot area.

VOTED: In reference to petition Z-12091, Armand Saggesse, Jr., 108 Leyden Street, East Boston, for variance for change of occupancy from one- to two-family dwelling in a residential (R-.8) district, the Boston Redevelopment Authority recommends denial. Proposed basement apartment is 520 square feet and is considerably substandard in relation to the surrounding land use patterns. Proposed unit is below grade and is not representative of healthy housing stock. The structure is currently under construction and appellant is attempting to create a substandard unit. No apparent hardship. No community input to date.

Z-12091 108 LEYDEN ST., EAST BOSTON

29

Board of Appeal Referrals 10/26/88

Hearing: 11/15/88

Z-12092
Massachusetts Half Way Houses
133 Hancock Street
Dorchester

Site: One-story structure

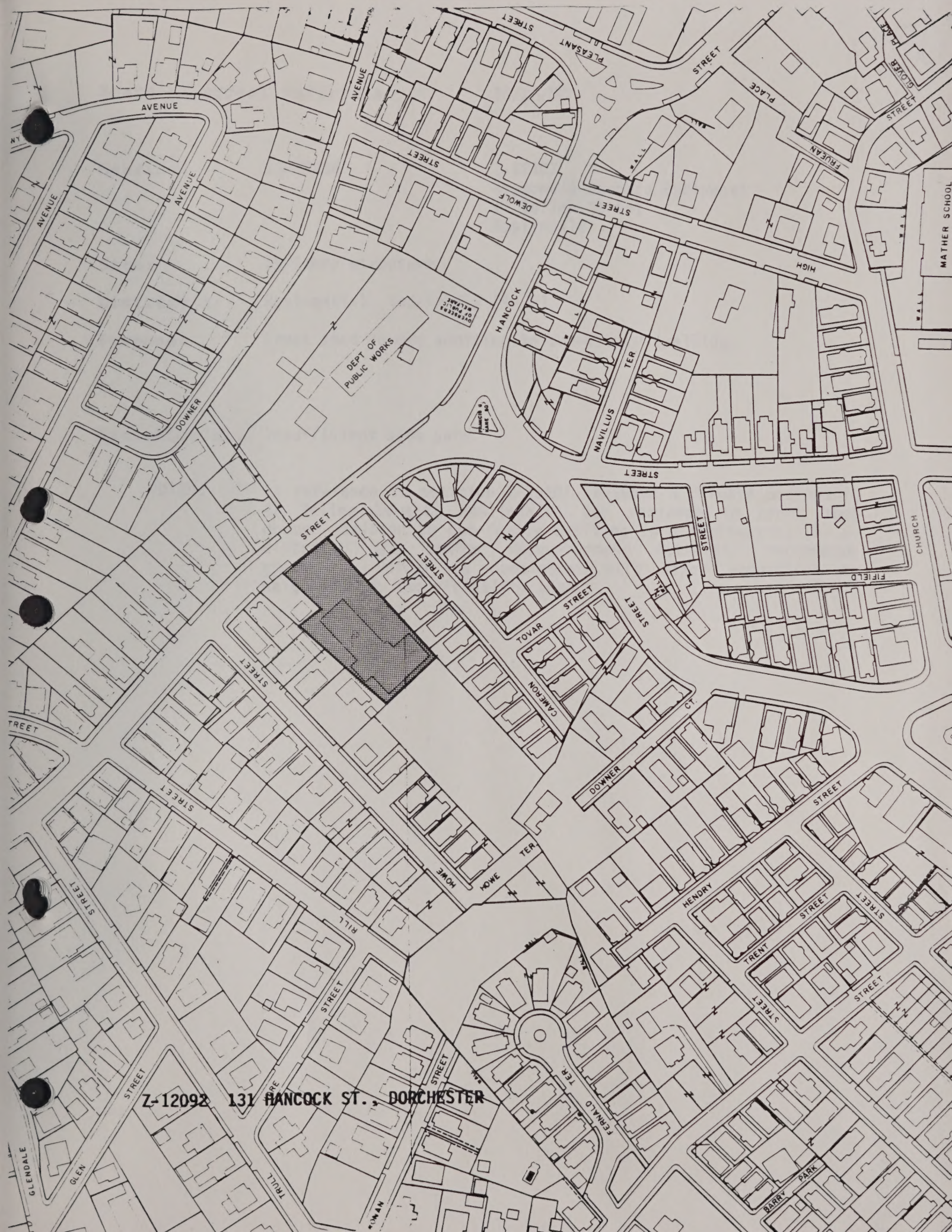
District(s): Residential, three-family (R-.8)

Purpose: Change occupancy from nursing home to group care residence (80 beds).

Violation(s): Group care residence is conditional use.

Change in nonconforming use.

VOTED: In reference to petition Z-12092, Massachusetts Half Way House, 133 Hancock Street, Dorchester, for conditional use and change in nonconforming use for change of occupancy from nursing home to group care residence (80 beds) in a residential (R-.8) district, the Boston Redevelopment Authority recommends approval with the following provisos: that Massachusetts Half Way Houses, Inc., establish a liaison committee with the neighborhood for ongoing review of program; that use extend to Massachusetts Half Way Houses, Inc., and expire upon sale, lease, rental, or other disposition of property. Appellant is a non-profit organization existing more than 23 years currently providing services in the Greater Boston area. Appellant further states that a substantial segment of neighborhood residents support proposal. Residents of facility must volunteer at least two hours of their time each week to needy individuals and public service organizations in the community.



Z-12092 131 HANCOCK ST., DORCHESTER

Board of Appeal Referrals 10/26/88

Hearing: 11/22/88

Z-12107
Raymond & Barbara Buczynski
47 Zeller Street
Roslindale

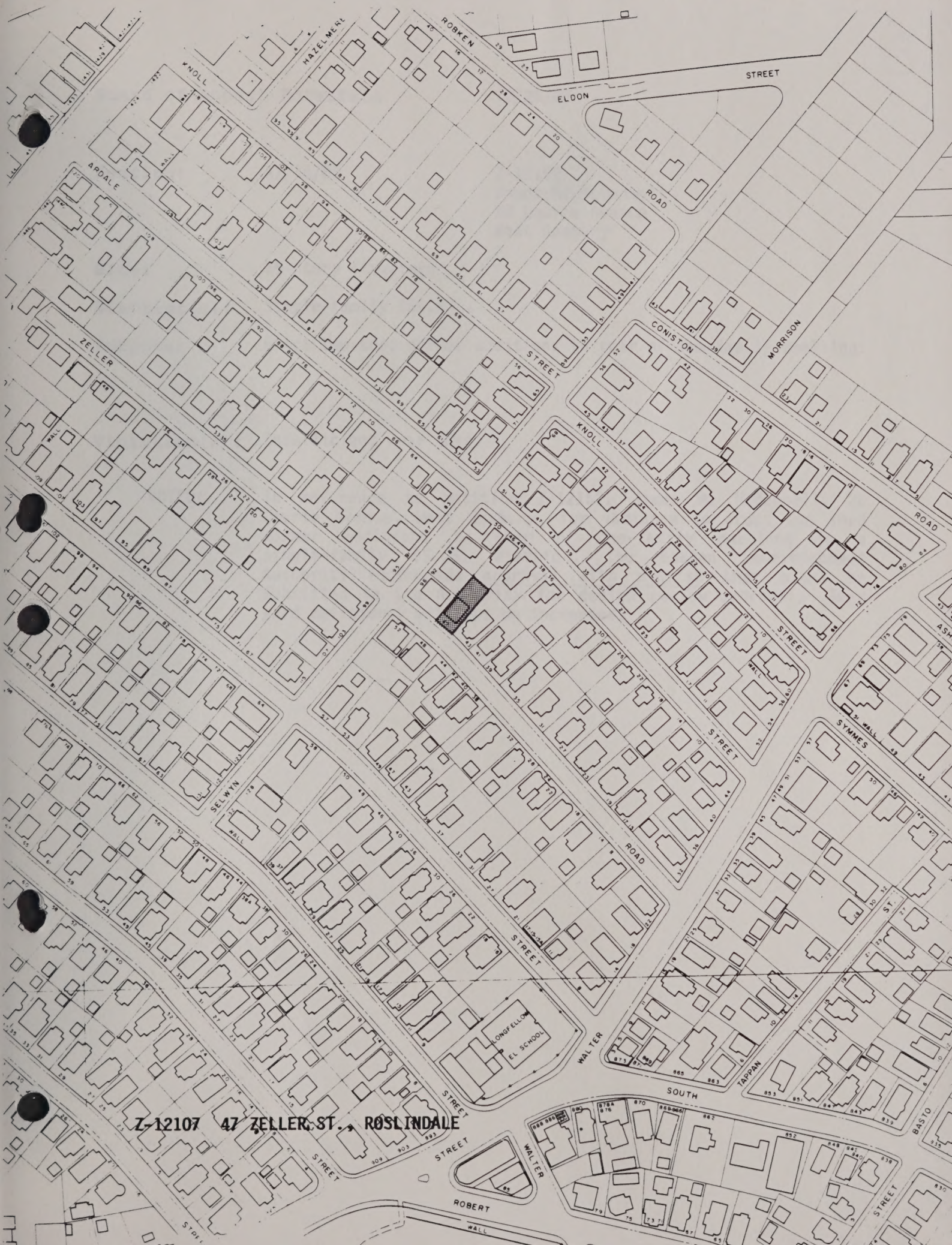
Site: 1½-Story structure

District(s): Residential, two-family (R-.5)

Purpose: Erect shed dormer addition to one-family dwelling.

Violation(s): Insufficient side yard.

VOTED: In reference to petition Z-12107, Raymond & Barbara Buczynski, 47 Zeller Street, Roslindale, for variance to erect shed dormer addition to one-family dwelling in a residential (R-.5) district, the Boston Redevelopment Authority recommends approval. Dormer is consistent with other properties in neighborhood. No visibility impact.


Z-12107 47 ZELLER ST., ROSLINDALE
ROBKEN
ELDON
STREET
HAZELMERE
KNOLL
ARDALE
ROAD
ZELLER
CONISTON
MORRISON
SELWYN
SYMMES
WALTER
TAPPAN
SOUTH
ROBERT
LONGFELLOW
EL SCHOOL
WALL

Board of Appeal Referrals 10/26/88

Hearing: 11/15/88

Z-12152
James M. McDonnell
20 Laurie Avenue
West Roxbury

Site: 1½-Story structure

District(s): Single-family (S-.5)

Purpose: Erect two shed dormer additions to rear of one-family dwelling.

Violation(s): Insufficient rear yard.

VOTED: In reference to petition Z-12152, James M. McDonnell, 20 Laurie Avenue, West Roxbury, for variance to erect two shed dormer additions to rear of one-family dwelling in a single-family (S-.5) district, the Boston Redevelopment Authority recommends approval with proviso that plans be submitted to the Authority for design review approval. Rear yard deficiency will not be increased.

Z-12152 20 LAURIE AVE., WEST ROXBURY

Board of Appeal Referrals 10/26/88

Hearing: 11/22/88

Z-12164
Frank Serra
14 Stanbro Street
Hyde Park

Site: 2½-Story structure

District(s): Single-family (S-.5)

Purpose: Erect one-story rear addition to three-family dwelling.

Violation(s): Insufficient rear yard.

VOTED: In reference to petition Z-12164, Frank Serra, 14 Stanbro Street, Hyde Park, for variance to erect one-story rear addition to three-family dwelling in a single-family (S-.5) district, the Boston Redevelopment Authority recommends approval. Increased living space will allow family to remain in area where they have been long-time residents.

Z-12164 14 STANBRO ST., HYDE PARK

Board of Appeal Referrals 10/26/88

Hearing: 11/22/88

Z-12203
Fensgate Associates Limited Partnership
Stephen J. Denton, President
69-75 Hemenway Street
Boston

Site: Five-story structure (former City of Boston Girls' Trade School)

District(s): Apartment (H-3)

Purpose: Change occupancy from 46 apartments to same and commercial space; erect roofdeck.

Violation(s): Office is conditional use.

Repair of prosthetic equipment, restaurant, and clinic are forbidden uses.

Excessive floor area ratio.

Insufficient rear yard.

VOTED: In reference to petition Z-12203, Fensgate Associates Limited Partnership, Stephen J. Denton, President, 69-75 Hemenway Street, Boston, for three forbidden uses and conditional use for change of occupancy from 46 apartments to same and commercial space in an apartment (H-3) district, the Boston Redevelopment Authority recommends approval with proviso that plans with particular respect to roofdeck structure be submitted to the Authority for design review approval. Roofdeck structure should not be visible from Fens nor detract from historic nature of building. Office space (5,000 square feet) will be used by local community group.

4-12203 69-75 HEMENWAY ST., BOSTON

Board of Appeal Referrals 10/26/88

Hearing: 11/10/88

Z-12245
Scott A. Webster
45 Hutchings Street
Roxbury

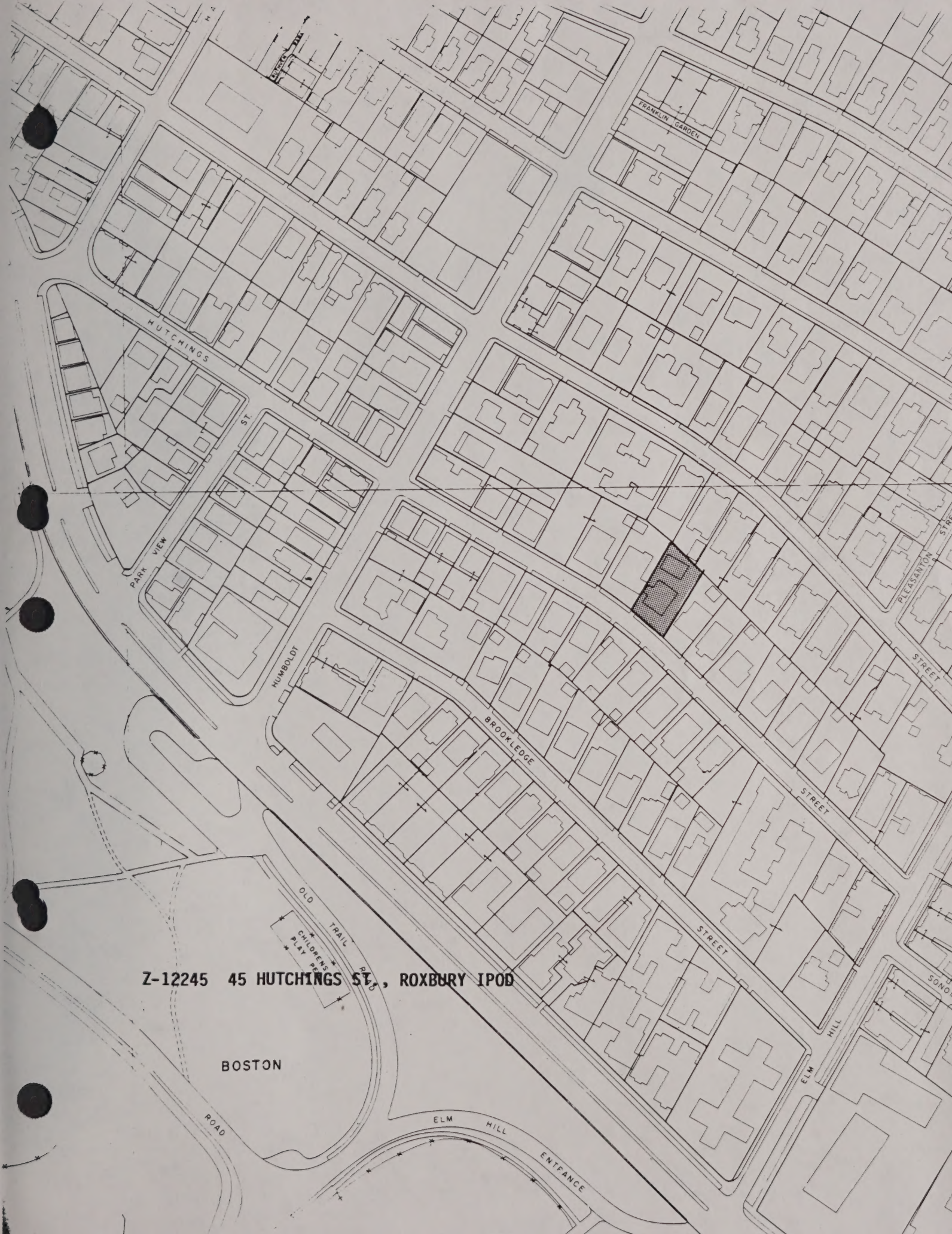
Site: 1½-Story structure

District(s): Apartment (H-1)

Purpose: Change occupancy from stable to two-family dwelling.

Violation(s): Insufficient lot area, side, rear yards, and separation between main buildings.

VOTED: In reference to petition Z-12245, Scott A. Webster, 45 Hutchings Street, Roxbury, for five variances for change of occupancy from stable to two-family dwelling in an apartment (H-1) district, the Boston Redevelopment Authority recommends denial without prejudice. Site is located within the Washington Park South subdistrict of the Roxbury Interim Planning Overlay District. Conversion of stable structure is a concern due to existance of other garages in neighborhood. Appellant should meet with Authority and community to discuss use and minimize any neighborhood impacts.



Z-12245 45 HUTCHINGS ST., ROXBURY IPOD